

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Agricultural / Conservation or Green belt use to Residential use for site covered in Sy.Nos.285/P, 286/P, 288/P, 289/P, 290/P & 291/P of Julkal Village, Kandi Mandal, Sanga Reddy District to an extent of 177878.95 sq.mts (Ac.43-38 Gts) - Confirmation of Draft variation - Notification - Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No. 104**

**Dated: 09-08-2024**  
**Read the following:**

1. From M.C., HMDA Letter.No.060679/SKP/CLU/U6/HMDA/24042023, Dt.19.06.2023.
2. Minutes of the CLU Committee meeting held on 11.08.2023
3. Govt. Memo No.8863/Plg.I(1)/2023, Dated:24.08.2023.
4. From M.C., HMDA Letter.No.060679/SKP/CLU/U6/HMDA/24042023, Dt.04.10.2023
5. Govt. Letter No. 8863/Plg.I(1)/2023,Dated:09.10.2023
6. From M.C., HMDA Letter.No.060679/SKP/CLU/U6/HMDA/24042023, Dt.16.07.2024

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA, dt:24.01.2013 issued in Government Memo 3<sup>rd</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.174, Dated:08.09.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount along with interest of Rs.2,67,41,343/- (Rupees Two Crores Sixty Seven lakhs Forty One Thousand Three Hundred and Forty Three only) i.e., Rs.2,66,81,843/- vide Ch.No.2471, dated:05.01.2024 & Rs.59,500/- vide Ch.No.2481, dated:05.01.2024 towards conversion charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary of the Telangana Gazette.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.Nos.285/P, 286/P, 288/P, 289/P, 290/P & 291/P of Julkal Village, Kandi Mandal, Sanga Reddy District to an extent of 177878.95 sq.mts, (Ac.43-38 Gts) which is presently earmarked as Agricultural / Conservation or Green belt use as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24.01.2013 is now designated as Residential Use subject to compliance of G.O.Ms.No.106, dt.06.07.2020 and also subject to the following conditions:

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt:07.04.2012 & its amendments.

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:: 2 ::

2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. To handover the master plan road affected area while approaching HMDA for permission
9. To submit NOC for manjeera water pipe line from competent authority at the time of development permission from HMDA.

#### **SCHEDULE OF BOUNDARIES**

North : Vacant land (owners land).  
South : Vacant land (others land)  
East : Vacant land (others land)  
West : Existing 18 mtrs wide road (proposed 30 mts wide master plan road) manjeera Pipeline.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.DANA KISHORE  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Sanga Reddy District.  
Sf /Sc.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**